



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSC13-00003 Colfax MCA Addition  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** April 18, 2013  
**Staff Planner:** Raul Garcia, 915-541-4935, [garcia1@elpasotexas.gov](mailto:garcia1@elpasotexas.gov)  
**Location:** South of I-10 and East of Raynolds  
**Acreage:** 12.95 acres  
**Rep District:** 3  
**Existing Use:** Commercial  
**Existing Zoning:** SCZ (Smart Code)  
**Proposed Zoning:** SCZ (Smart Code)  
  
**Nearest School:** Hawkins Elementary School (0.59 mile)  
**Nearest Park:** El Valle Park (0.35 mile)  
**Park Fees:** N/A  
**Impact Fee Area:** Not in Impact Fee Area  
  
**Property Owner:** City of El Paso  
**Applicant:** City of El Paso  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** SCZ (Smart Code)/ I-10  
**South:** SCZ (Smart Code)/ Manufacturing  
**East:** SCZ (Smart Code)/ Residential & Manufacturing  
**West:** SCZ (Smart Code)/ Manufacturing

**THE PLAN FOR EL PASO DESIGNATION:** G2-Traditional Neighborhood Walkable & G7-Industrial and/or Rail yards

### **APPLICATION DESCRIPTION**

The applicant is proposing one mixed-use lot measuring 12.95 acres in size. Primary access will be from Gateway Boulevard East. The applicant is also proposing to vacate a portion of Colfax Street with this plat.

This plat is being reviewed under the SmartCode standards and, in accordance with Section 19.03.040.K of the subdivision code, is designated as an “Interim” plat. A plat reflecting the approved regulating plan shall be approved and recorded prior to the applicant pulling any city permits. A note has been placed on the final plat indicating such requirement.

### **DEVELOPMENT COORDINATING COMMITTEE:**

The Development Coordinating Committee recommends **approval** of Colfax MCA Addition subdivision on a **Resubdivision Combination** basis subject to the following conditions and requirements:

- NOTE: A plat complying with the approved regulating plan shall be recorded prior to the issuance of any city permits on this property.

### **CITY DEVELOPMENT- Planning:**

Approval subject to revision of the “reason for replat” note as the plat does not currently meet the smart code regulating plan.

- NOTE: A plat complying with the approved regulating plan shall be recorded prior to the issuance of any city permits on this property.

### **CITY DEVELOPMENT - Long Range:**

This plat is currently designated an “interim” plat by inclusion of the note specified in Section 21.10.040.E. As an interim plat, if approved by the CPC, no City permits, to include grading permits may be pulled. If the intention is to pull permits of any kind following plat approval, then the note should be removed and prior to plat review by the CPC and the following will need to occur:

- a. The plat must be revised to reflect the Regulating Plan (see Section 21.10.040.D)
- b. A corresponding Preliminary Building Scale Plan must be submitted and approved (see Section 21.10.040.D).

### **CITY DEVELOPMENT-Land Development:**

No Objection.

1. As part of the Smart Code we recommend the use of rainwater harvesting to reduce the amount of developed storm water runoff, and comply with Low Impact Development regulations.
2. Applicant shall coordinate with TxDOT for access and drainage on Gateway Blvd. East.

PSB - Stormwater Comments:

1. Dedicate the existing concrete-lined channel or proposed drainage infrastructure traversing the property within drainage right-of-way.
2. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff for any future additions within the property.

### **EPDOT:**

Given that this is an interim plat and that no permits will be issued until a plat complying with the regulating plan is recorded, a TIA will not be required for this interim plat.

### **Parks and Recreation Department:**

We have reviewed Colfax MCA Addition, a resubdivision combination plat map which was rezoned to "SCZ" (Smart Code Zoning) as part of the Medical Center of the Americas Master Plan therefore, not required to comply with the parkland dedication ordinance Title 19 – Subdivision

& Development Plats, Chapter 19.20 - Parks & Open Space.

This subdivision application needs to comply with the Smart Code "Civic Space" requirements in accordance with the approved regulating plan as shown on the Medical Center of the Americas Master Plan.

This development is with-in Park Zone C-4

Nearest Park(s): Saipan / Ledo & Washington

If the property zoning /use changes, then "Parkland /fees" will be re-assessed based on applicable conditions.

**El Paso Water Utilities:**

1. The 30-foot wide PSB easement along Colfax Street is to include an anchor easement for the fire hydrant #8277 located at the southeast corner of the easement.
2. Improvements/upgrades to the existing water and sewer systems will be required to provide adequate service to the proposed site and adjacent properties as per the land uses described in the Medical Center of the Americas SmartCode Regulating Plan. Coordination with EPWU is required to construct the improvements in parallel with development.

**EPWU-PSB Comments**

**Water:**

3. There is an existing 8-inch diameter water main along Colfax Street. Also, there is an existing 4-inch diameter water main that extends west of Colfax Street thru the subject property along the vacated portion of Rosa Street. This water main needs to be cut & plugged and abandoned in place. This work is to be performed by EPWU-PSB Personnel at the cost of the Owner/Developer.
4. There is an existing 8-inch diameter water main located along Gateway Boulevard East fronting the subject property.
5. There is an existing 6-inch diameter water main located along Euclid Street that dead-ends approximately 300-feet south of the southern right-of-way line of Rosa Street.
6. EPWU-PSB records indicate existing vacant water service connections for 5130 Gateway East, 400 Colfax Street, 390 Colfax and 333 Euclid Street. If these water services will not be needed the EPWU requests that the owner submit a letter to the EPWU requesting that the services be removed.

**Sanitary Sewer:**

7. There is an existing 8-inch diameter sewer main located along Gateway Boulevard East fronting the subject property. Also, there is an existing 8-inch diameter sewer main along Colfax Street.
8. There is an existing 8-inch diameter sewer main located approximately 10-feet south and parallel to the northern property line of Tract 2, E. Bennett Survey 11 and continues southeast parallel to the eastern property line of Tract 2. An easement is required to be dedicated to accommodate this main.
9. There is an existing 8-inch diameter sewer main along the improved portion of Euclid Street.

**General:**

10. Gateway Boulevard East is a Texas Department of Transportation (TxDOT) right-of-way.

All proposed water and sanitary sewer work to be performed within Gateway Boulevard East right-of-way requires written permission from TxDOT.

11. The El Paso Water Utilities – Public Service Board (EPWU-PSB) requires a complete set of Street / Drainage improvement plans, and grading plans for review and approval prior to any work to be performed in the vicinity of the existing PSB facilities. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the facilities.

12. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed PSB facilities within the easements 24 hours a day, seven (7) days a week.

13. EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**El Paso Fire Department:**

No comments received.

**911**

No comments received.

**Sun Metro:**

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian connectivity to mass transit services.

**El Paso Electric Company:**

No comments received.

**Texas Gas Company:**

No comments received.

**El Paso Independent School District:**

No comments received.

**Additional Requirements and General Comments:**

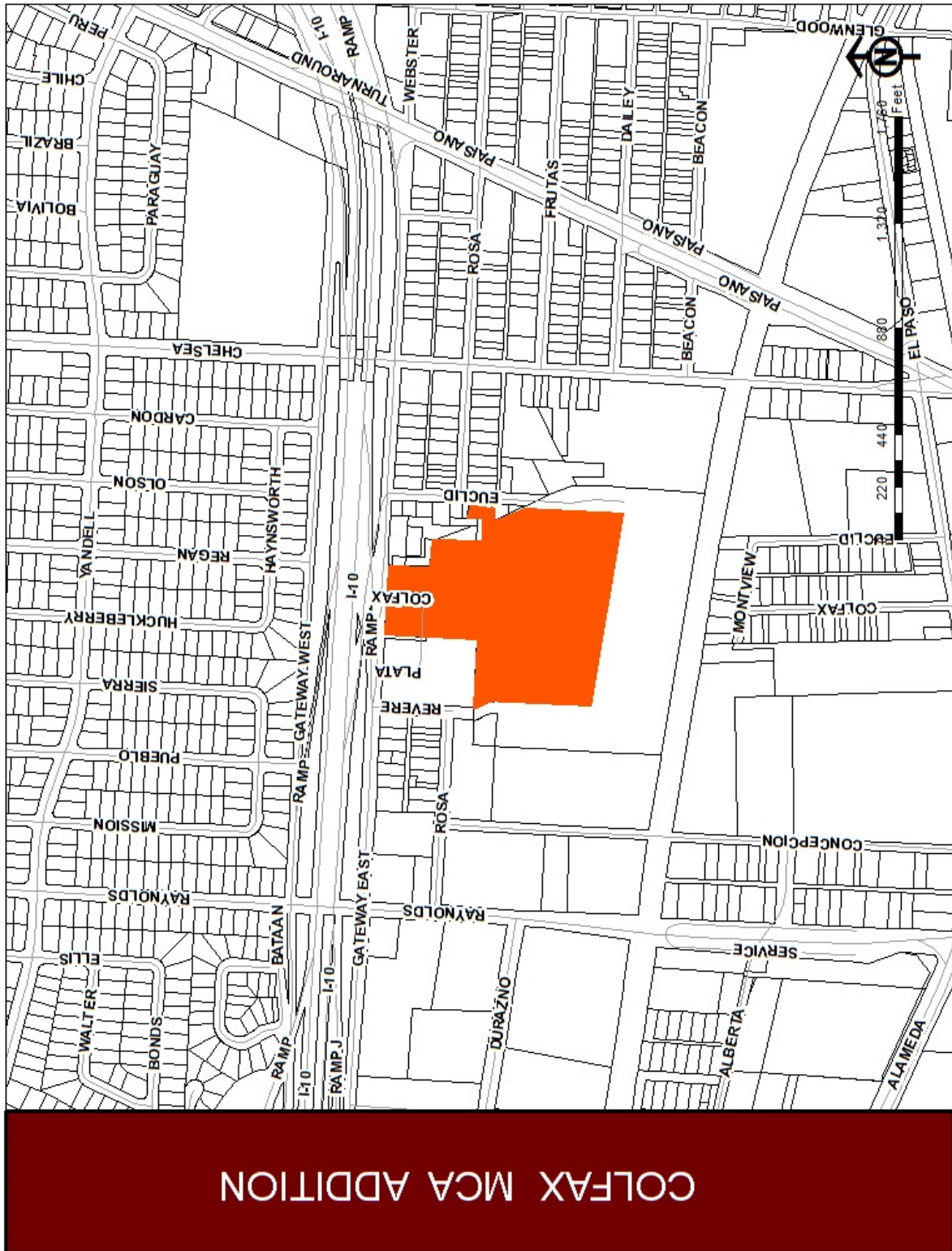
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
  - e. Deed for property to be dedicated as parkland.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in

determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

### **Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Application

## ATTACHMENT 1



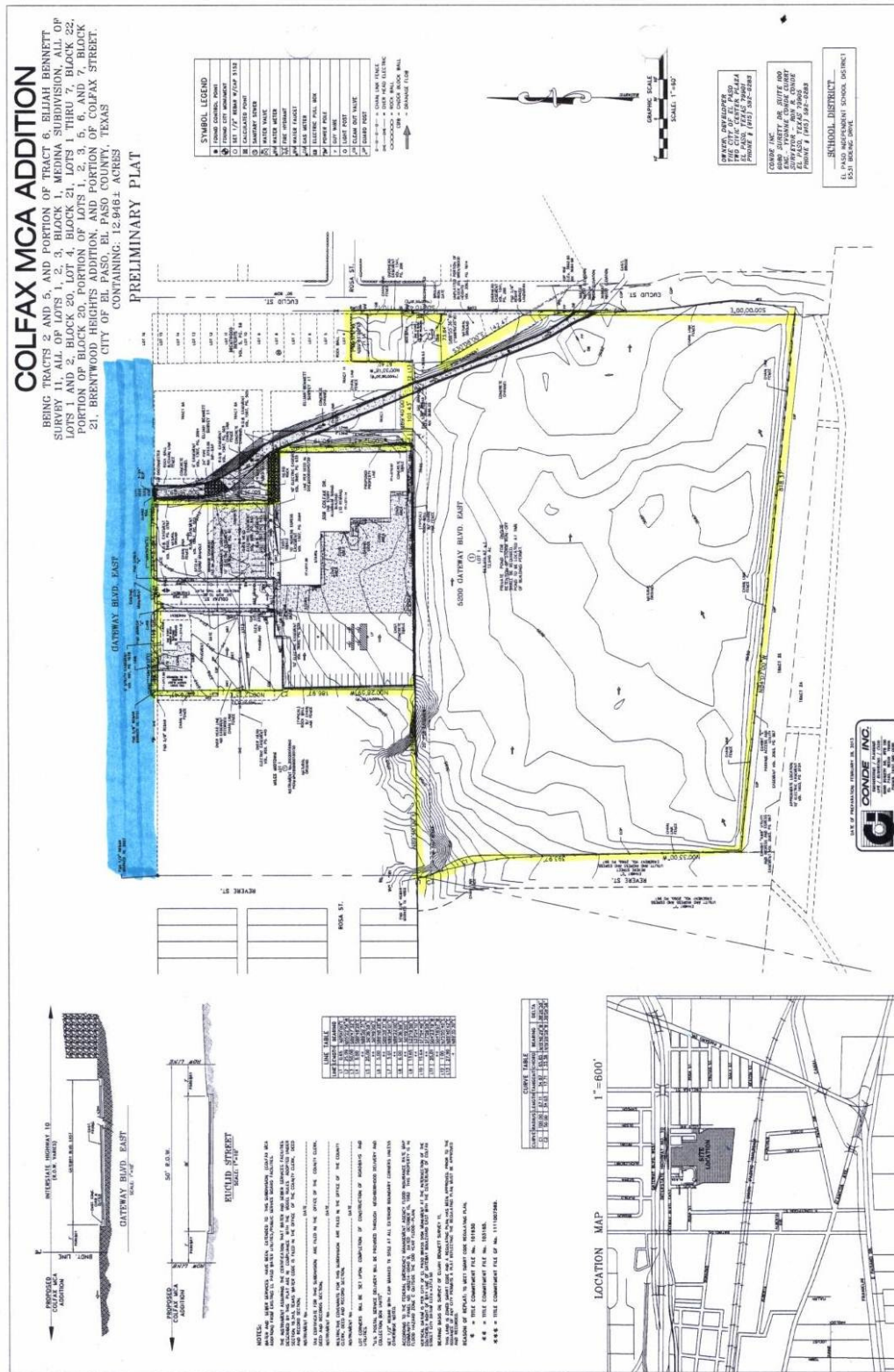


ATTACHMENT 2



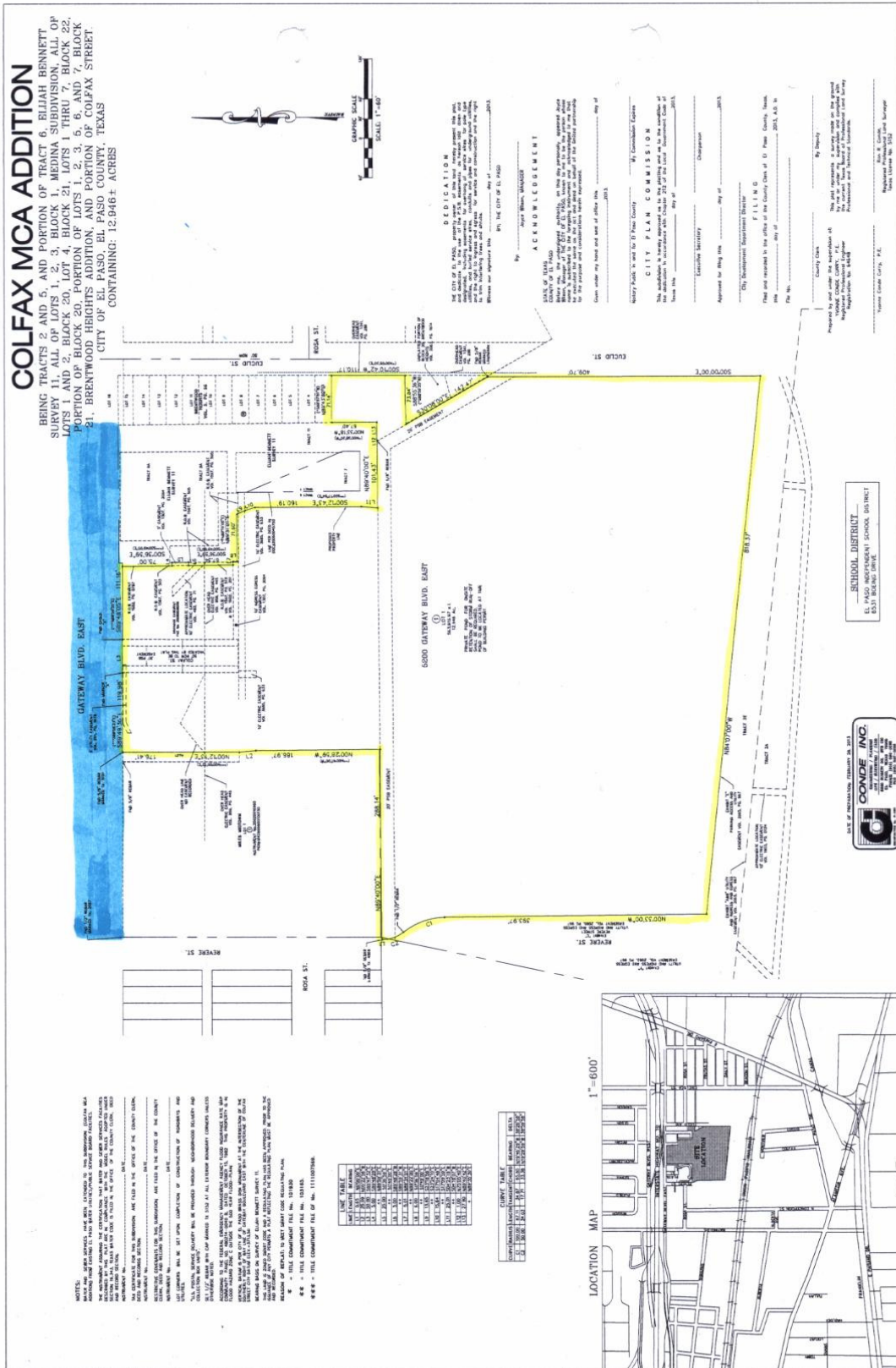


## ATTACHMENT 3





## ATTACHMENT 4



## ATTACHMENT 5



### CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: March 25, 2013

File No. SUSC13-00003

SUBDIVISION NAME: Colfax MCA Addition

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being Tracts 2 and 5, and Portion of Tract 6, Elijah Bennett Survey 11, All of Lots 1, 2, 3, Block 1 Medina Subdivision, All Of Lots 1 and 2, Block 20, Lot 4, Block 21, Lots 1 Thru 7, Block 22, Portion of Block 20, Portion of Lots 1, 2, 3, 5, 6 and 7, Block 21, Brentwood Heights Addition, and Portion of Colfax Street, City of El Paso, El Paso County, Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Mixed Use</u>	<u>12.946</u>	<u>1</u>
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. <u>1</u>		
Industrial	_____	_____	Total Acres (Gross) <u>12.946</u>		
3. What is existing zoning of the above described property? Smart Code Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes \_\_\_\_\_ No \_\_\_\_\_
5. What type of utility easements are proposed? Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Lot to Drainage Structure
7. Are special public improvements proposed in connection with the development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
If answer to is "Yes", please explain the nature of the modification or exception \_\_\_\_\_
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No X  
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).



12.	Owner of record	City of El Paso	Two Civic Center Plaza	El Paso, TX	79901	915-541-4428
		(Name & Address)			(Zip)	(Phone)
13.	Developer	City of El Paso	Two Civic Center Plaza	El Paso, TX	79901	915-541-4428
		(Name & Address)			(Zip)	(Phone)
14.	Engineer	CONDE INC.	6080 Surety Drive, Ste 100,	El Paso, TX	79905	915-592-0283
		(Name & Address)			(Zip)	(Phone)

CASHIER'S VALIDATION  
FEE: N/A

City of El Paso

OWNER SIGNATURE: \_\_\_\_\_  
Joyce A. Wilson, City Manager

REPRESENTATIVE: \_\_\_\_\_  
Conrad Conde

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT  
REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS